



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष १०, अंक ५५]

शुक्रवार, ऑक्टोबर ११, २०२४/आश्विन १९, शके १९४६

[पृष्ठे १९, किंमत : रुपये ४.००

असाधारण क्रमांक ११६

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ११ ऑक्टोबर २०२४

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्र.टिपीएस-१८२३/३१०/प्र.क्र.२३/२०२३/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर) (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३. दि.०२/१२/२०२० अन्वये मंजुरी दिली असून ती दि.०३.१२.२०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त नियमावलीमधील विनियम क्र.१४.७ यामध्ये SLUM REHABILITATION SCHEME FOR OTHER MUNICIPAL CORPORATIONS या विनियमाबाबत तरतुदी अंतर्भूत करण्यात आलेल्या आहेत (यापुढे ज्याचा उल्लेख "उक्त तरतुदी" असा करण्यात आलेला आहे) तथापि, उक्त तरतुदीच्या अनुषंगाने मुंबई महानगर प्रदेश झोपडपट्टी पुनर्वसन प्राधिकरणास उक्त तरतुदींची अंमलबजावणी करताना काही अडचणी येत असल्याचे शासनाच्या निदर्शनास आले आहे;

आणि ज्याअर्थी, उक्त नियमावलीतील विनियम क्र. १४.७ ही तरतुद सोबतच्या परिशिष्ट "अ" नुसार, सुधारित करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख "उक्त प्रस्तावित फेरबदल" असा करण्यात आलेला आहे) असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१ क क) (क) व २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करीत आहे. उक्त फेरबदलावरील कोणत्याही सूचना / हरकती, ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगर रचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगर रचना यांना प्राप्त सूचना / हरकतींवर सुनावणी

देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी प्राधिकृत करण्यात येत आहे.

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

१. विभागीय सहसंचालक, नगररचना, कोकण / छत्रपती संभाजीनगर/ पुणे / नाशिक / नागपूर / अमरावती/ विभाग.
 २. आयुक्त, सर्व संबंधित महानगरपालिका. (बृहन्मुंबई महानगरपालिका वगळता)
 ३. जिल्हाधिकारी, सर्व जिल्हे.
 ४. महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
 ५. व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई ४००६१४.
 ६. मुख्य कार्यकारी अधिकारी, कोल्हापुर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
 ७. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई.
 ८. सर्व विशेष नियोजन प्राधिकरणे / नवनगर विकास प्राधिकरणे,
 ९. मुख्य कार्यकारी अधिकारी सर्व जिल्हापरिषदा.
 ९. मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
 १०. मुख्य कार्यकारी अधिकारी, मुंबई महानगर प्रदेश झोपडपट्टी पुनर्वसन प्राधिकरण (बृहन्मुंबई महानगरपालिका क्षेत्र वगळून)
- ही सूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे / नियम) वर उपलब्ध राहील.

Annexure -A

Accompaniment of -1822/310/CR.23/2023/UD-13, Dated : 11.10.2024

The Regulation No.14.7 - Slum Rehabilitation Scheme For Other Municipal Corporations is proposed to be revised as follows -

Revised Regulation No.14.7

Sr. No.	Existing Provision	Proposed Provision
1	Regulation No. 14.7: Slum rehabilitation scheme for other Municipal Corporations, excluding covered in Regulation No.14.6, shall be as below.	<u>Regulation No. 14.7:</u> <i>Slum rehabilitation scheme for other Municipal Corporations and 8 Municipal Councils (Ambernath, Alibag, Pen, Badlapur, Matheran, Khopoli, Karjat, Palghar) & Boisar Grampanchyat area in MMR Region excluding areas covered in Regulation No.14.6, shall be as below.</i>
2	No Provision	New Provision No 14.7.17. Clubbing: The entire rehabilitation components for resettlement & rehabilitation of slum as <i>applicable of slum as applicable and the corresponding sale components from the additional FSI amongst</i> two or more schemes under this Regulation can be permitted to be interchanged. <i>A developer / developers making an application</i> under this Regulation may club more than one plot belonging to single or multiple owners and offer resettlement & rehabilitation of slum on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot/building/wing as the case may be with tenements being handed over to Planning Authority. The developer shall have to pay premium as an unearned income Equal to <i>30%</i> of sale value of interchanged BUA of sale component as per ASR. Provided further that, if scheme under this Regulation is Clubbed with Scheme under <i>Regulation No.14.7.8.vii)</i> then the premium as unearned income at the rate of <i>40%</i> of Sale of interchanged BUA of Sale component as per ASR shall be recovered from the developer. Provided further that, in case of non-viable scheme if CEO (SRA) directs to club compulsorily with other scheme under this Regulation then same shall be allowed by charging premium at the rate of <i>20%</i> of the ASR.

	<p><i>Such clubbing can be allowed for the schemes falling within the limit of concerned Municipal Corporations, Municipal Councils and GramPanchayat Area.</i></p> <p>Note: The premium amount so collected under rehabilitation scheme under this Regulation shall be kept in the separate account to be utilized as shelter fund for the State of Maharashtra.</p>																		
3	<p>Regulation No.-14.7.16 Provision relating to Permanent Transit Camp Tenements for Slum Rehabilitation Scheme implemented on open plot / non-slum plot. Total FSI on plot area may be allowed to be exceeded upto 4 for construction of Transit Camp tenements for SRA i) The FSI and distribution of additional FSI for the construction of Transit Camp Tenements shall be as shown below</p> <table><tr><th>Minimum Road Width</th><th>Total Permissible FSI</th><th>Zonal FSI</th><th>Additional FSI</th><th>RSI for transit tenements for SRA of total additional FSI</th><th>% FSI for sale component of total add FSI</th></tr><tr><td>Below 9.00 m</td><td>Upto 3.00</td><td>1.00</td><td>Upto 2.00</td><td>50%</td><td>50%</td></tr><tr><td>9.00 m. and above</td><td>Upto 4.00</td><td>1.00</td><td>Upto 3.00</td><td>50%</td><td>50%</td></tr></table> <p>Note- No Provision</p> <p>Commercial tenements and same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Government Staff Quarters etc.</p> <p>iv) Provision of Anganwadi, Health Centre / Outpost, Community Hall / Gymnasium/ Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra/Library, Society Office, Balwadi, shall be as per Regulation No. 6.14.4 of this DCR to these transit camps 25% of basic FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.</p>	Minimum Road Width	Total Permissible FSI	Zonal FSI	Additional FSI	RSI for transit tenements for SRA of total additional FSI	% FSI for sale component of total add FSI	Below 9.00 m	Upto 3.00	1.00	Upto 2.00	50%	50%	9.00 m. and above	Upto 4.00	1.00	Upto 3.00	50%	50%
Minimum Road Width	Total Permissible FSI	Zonal FSI	Additional FSI	RSI for transit tenements for SRA of total additional FSI	% FSI for sale component of total add FSI														
Below 9.00 m	Upto 3.00	1.00	Upto 2.00	50%	50%														
9.00 m. and above	Upto 4.00	1.00	Upto 3.00	50%	50%														
	<p>Regulation No.-14.7.16 Provision relating to Permanent Transit Camp Tenements for Slum Rehabilitation Scheme implemented on open plot / non-slum plot. Total FSI on plot area may be allowed to be exceeded up to 4 for construction of Transit Camp tenements for SRA i) The FSI and distribution of additional FSI for the construction of Transit Camp Tenements shall be as shown below</p> <table><tr><th>Minimum Road Width</th><th>Total Permissible FSI</th><th>Zonal FSI</th><th>Additional FSI</th><th>RSI for transit tenements for SRA of total additional FSI</th><th>% FSI for sale component of total add FSI</th></tr><tr><td>Below 9.00 m</td><td>Upto 3.00</td><td>1.10</td><td>Upto 1.90</td><td>50%</td><td>50%</td></tr><tr><td>9.00 m. and above</td><td>Upto 4.00</td><td>1.10</td><td>Upto 2.90</td><td>50%</td><td>50%</td></tr></table> <p>"Note- On the plot area, excluding area to be handed over to Appropriate Authority in lieu of Reservation / Existing Amenity in the DP except proposed DP Road."</p> <p>iv) Provision of Anganwadi, Health Centre / Outpost, Community Hall / Gymnasium/ Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra/Library, Society Office, Balwadi, shall be as per Regulation No. 14.7.13 of this DCR to these transit camps 25% of basic FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.</p>	Minimum Road Width	Total Permissible FSI	Zonal FSI	Additional FSI	RSI for transit tenements for SRA of total additional FSI	% FSI for sale component of total add FSI	Below 9.00 m	Upto 3.00	1.10	Upto 1.90	50%	50%	9.00 m. and above	Upto 4.00	1.10	Upto 2.90	50%	50%
Minimum Road Width	Total Permissible FSI	Zonal FSI	Additional FSI	RSI for transit tenements for SRA of total additional FSI	% FSI for sale component of total add FSI														
Below 9.00 m	Upto 3.00	1.10	Upto 1.90	50%	50%														
9.00 m. and above	Upto 4.00	1.10	Upto 2.90	50%	50%														


<p>vii) Clubbing- The entire rehabilitation components including base FSI may be categorised rental housing and as permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer /developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plot agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot/building /wing as the case may be with permanent transit component being handed over to Authority.</p> <p>The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Authority after deducting cost of construction of sale as well as Authority's component and the cost incurred to various authorities towards statutory payments relating to Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalising unearned income, and this difference shall be calculated as 100% towards premium.</p> <p>Such clubbing can be allowed for the schemes falling within the distance of 5Km.</p> <p>The premium shall be paid to the Authority in two stages 50% at the time IOA and 50% the time of issuing C.C. for the incentive FSI, or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such <u>surrender of built-up area</u></p>	<p>vii) Clubbing- The entire rehabilitation components including base FSI may be categorised as rental housing and permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer/ developers making an application under this regulation may club more than one plot. Belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plot agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building wing as the case may be with permanent transit component being handed over to Authority.</p> <p>The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Authority after deducting cost of construction of sale as well as Authority's component and the cost incurred to various authorities towards statutory payments relating to Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalising unearned income, and this difference shall be calculated as 100% towards premium.</p> <p>Such clubbing can be allowed for the schemes falling within the <i>limit of concerned Municipal Corporations, Municipal Councils and Grampanchayat.</i></p> <p>The premium shall be paid to the Authority in two stages 50% at the time IOA and 50% the time of issuing C.C. for the incentive FSI, or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such surrender of built-up area</p>
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	<p>Note- Out of the total premium amount so collected under rehabilitation scheme under this these Regulations, 2/3 shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the District Office of the Town Planning Department.</p>	<p>Note- Out of the total premium amount so collected under rehabilitation scheme under this these Regulations, 2/3 shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the District Office of the Town Planning Department.</p>
4	<p>Regulation No.-14.7.11.(xi) - Even if the amenity space is reduced to make the project viable a minimum of at least 8% of amenity open space shall be maintained at ground level.</p>	<p>Regulation No.-14.7.11.(xi) : For net plot area admeasuring 4000 sq. mtrs. and above, minimum 8% recreational open space shall be provided to make the Slum Rehabilitation Scheme viable.</p>
5	<p>14.7.11 Relaxation in Building and Other Requirements i)----- ii)----- iii)----- iv)----- v)----- vi)----- vii)----- viii) The distance between any two rehab/composite buildings shall be as follows,</p> <p>a) For building with height up to 40 m. - Min 6m. b) For building with height above 40 m upto to 50 m. - Min. 7.50 m. c) For building with height above 50 m upto 70 m. - Min. 9.00 m. d) For building with height above 70 m.- Min. 12.00 m.</p> <p>The new provision is added in Regulation No.14.7.11 (viii) as follows - <u>The marginal distance from the front side and rear boundaries of the plot shall be maintained as follows-</u></p>	<p>14.7.11 Relaxation in Building and Other Requirements i)----- ii)----- iii)----- iv)----- v)----- vi)----- vii)----- viii) The distance between any two rehab/composite buildings shall be as follows,</p> <p>a) For building with height up to 40 m. - Min 6m. b) For building with height above 40 m upto 50 m.- Min. 7.50 m. c) For building with height above 50 m upto 70 m. - Min. 9.00 m. d) For building with height above 70 m. - Min. 12.00 m.</p> <p>The new provision is added in Regulation No.14.7.11 (viii) as follows - The marginal distance from the front side and rear boundaries of the plot shall be maintained as follows-</p>

	<p>a. <u>If the slum rehabilitation site fronts on one or more roads, every side abutting on such roads shall be treated as front side & marginal distance prescribed below for such front side shall apply. The front marginal distance shall be measured from the proposed road widening line in the plot, if any.</u></p> <p>b. <u>In congested area, the front marginal distance shall be minimum 1.50 m.</u></p> <p>c. <u>In non-congested area the front marginal distance shall be minimum 4.5 m. for purely residential building and 6.00 m. for mixed use buildings.</u></p> <p>d. <u>Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 3.0 m. for height upto 24.00 m. It shall be increased proportionately with increase in height above 24.00 m. but shall not exceed 6.0 m. for height upto 45.00 m. For building height more than 45.00 m. relaxation to the extent of 50% in all marginal distances may be given, subject to minimum 6.0 m.</u></p> <p>e. <u>Front marginal open space for building having height upto 24.00 m. in the rehab component or composite building shall be 4.5 m. & 6.00 m. for buildings having height more than 24.00 m.</u></p> <p>xi) to xviii) -----</p>	<p>a. If the slum rehabilitation site fronts on one or more roads, every side abutting on such roads shall be treated as front side & marginal distance prescribed below for such front side shall apply. The front marginal distance shall be measured from the proposed road widening line in the plot, if any.</p> <p>b. In congested area, the front marginal distance shall be minimum 1.50 m.</p> <p>c. Deleted and refer Regulation No.6.2.1 Table No.6D.</p> <p>d. Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 3.0 m. for height upto 24.00 m. It shall be increased proportionately with increase in height above 24.00 m. but shall not exceed 6.0 m. for height upto 45.00 m. For building height more than 45.00 m. relaxation to the extent of 50% in all marginal distances may be given, subject to minimum 6.0 m.</p> <p>e. Deleted and refer Regulation No.6.2.1 Table No.6</p> <p>xi) to xviii)</p>
6	<p>Regulation No.-14.7.11.(i): Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq.m. provided, the width shall be at least 1.5 m.</p>	<p>14.7.11. (i) Deleted and for Kitchen refer Regulation No.9.3.1.</p>

7	No Provision	<p>New Provision</p> <p>Regulation No.14.7.8.(xix) - To achieve rehabilitation of all Slum dwellers together including those declare eligible at later stage by the competent or Appellate Authority and for speedy implementation of the scheme the Slum Rehabilitation Scheme shall be sanctioned by taking into account all Slum dwellers as per certified slum plan, and Draft Annexure-II. Provided that if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme, then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of rehabilitating on protected occupants before 1 January 2011.</p>
8	<p>Regulation No:- 14.7.77.(xvi):- Relaxation for the free sale component- Relaxation contained in sub Regulation No.(viii) above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Rady Reckoner Rate or 10% of normal premium whichever is more.</p>	<p>Regulation No: 14.7.11.(xvi):- Relaxation for the free sale component- Relaxation contained in sub Regulation No. (ix) above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Ready Reckoner Rate.</p>
9	<p>14.7.13 Anganwadi, Health Centre/ Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures:</p> <p>i) There shall be Balwadi, Welfare hall and any of two amenities mentioned above. There shall be health Centre/ outpost, Anganwadi, skill development centre, women entrepreneurship centre, yuva kendra library of size 27.88sq.m. for every multiple or part of 250 hutment dwellers. In case of misuse, it shall be taken over by the SRA which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co- operative housing society shall be also constructed for every 100 rehab tenements in accordance with these Regulations. However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such additional society shall be constructed. There shall be a</p>	<p>14.7.13 Anganwadi, Health Centre/ Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures:</p> <p>i) There shall be Balwadi, Welfare hall, Health Centre (Dispensary) and any one amenity mentioned above. (There shall be Health Centre (Dispensary) of size 93.00 sq.m. for every multiple of or part of 250 hutment dwellers There shall be outpost, Anganwadi, skill development centre, women entrepreneurship centre, Yuva kendra library of size 27.88 sq.m. for every multiple of or part of 250 hutment dwellers. In case of misuse, it shall be taken over by the SRA which will be competent to allot the same to some other organization / institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative housing society shall be also constructed for every 100 rehab tenements in accordance with these Regulations. However, if the number of rehab tenements exceeds 100 then for every 100 rehab</p>

	<p>community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq.m. whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior redevelopment. Other social to infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area. However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 27.88 sq.m. and office for the Co-operative housing society in accordance with these Regulations. CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.</p>	<p>tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq.m. Whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area. However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall, Health Centre(Dispensary) and any one amenity mentioned above, as decided by co-operative housing society of slum dwellers, Health Centre (Dispensary) shall be of size 93.00 sq.m. Balwadi, Welfare Hall and any one amenity mentioned above shall be of size of 27.88 sq.m. and office for the Co-operative housing society in accordance with these Regulations. CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.</p>
10	No Provisions	<p>New Provision :-No. 14.7.18 Fire Protection Requirements</p> <p>For proposal under this regulations</p> <p>a) In case of rehabilitation/composite buildings having height more than 25 m up to 70 m, at least one side other than road side, shall have clear open space of 6 m. at ground level, accessible from road side.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.</p> <p>Provided if the building abuts on two roads having width of 6.0 m, the clear space of 9m shall be available including abutting Road in front of the building and the 6m roads shall be connected to the road of having width of at least 9m.</p>

		<p>b) In case of rehabilitation/composite buildings having height more than 70 m, at least one side other than road side, shall have clear open space of 9 m at ground level, accessible from road side.</p> <p>In the above mentioned cases, NOC from the Fire Department is necessary.</p>
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महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

डॉ. प्रतिभा भदोणे,
शासनाचे सहसचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 11th October 2024.

Notice

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1823/310/CR.23/2023/UD-13.— Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR)(hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, & some Planning Authorities under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") *vide* Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA) (c) & sec. 20(4)/UD-13, dated 02/12/2020;

And whereas, in the said Regulation, some provisions are incorporated vide Regulation No.14.7 - Slum Rehabilitation Scheme For other Municipal Corporations (hereinafter referred to as "the said provisions") however, it has been observed by the Government that there are some difficulties to the Mumbai Slum Rehabilitation Metropolitan Authority to implement the said provisions;

And whereas, the State Government is of the opinion that it is necessary to revise the said regulation No. 14.7 as per the annexure A, attached herewith (hereinafter referred to as "the said proposed modification);

Now therefore, in exercise of the powers conferred under section 37(1AA) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a notice for inviting suggestions/objections from general public in respect to the said modification. Any objections/suggestions upon the said modification shall be forwarded, before the expiry of one month from the date of publication of this notice in *Maharashtra Government Gazette*, to the concerned Divisional Joint Director of Town Planning who is hereby authorized as an Officer to hear objections/suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.

This **Notice** is kept for inspection to the general public in the following offices for the period of one month on all working days.

1. The Divisional Joint Director of Town Planning, Konkan / Pune/Nashik / Nagpur / Amravati / Chhatrapati Sambhajinagar Division.
2. The Commissioners All concerned Municipal Corporations. (Expect Mumbai Municipal Corporation of Greater Mumbai)
3. The Collectors, All Districts.
4. The Metropolitan Commissioners, All Metropolitan Regions Developments Authorities.
5. Office of the Managing Director, CIDCO, CIDCO Bhavan, Belapur, Navi Mumbai.
6. The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
7. Vice-Chairman and Managing Director, Maharashtra State Road Development Corporation, Mumbai.
8. All Special Planning Authorities New Town Development Authorities.
9. The Chief Executive Officer All Zilla Parishad.
10. The Chief Officers, All Municipal Councils/ Nagar Panchyat.
11. Chief Executive Officer Mumbai Slum Rehabilitation Metropolitan Authority

This **Notice** is also available on the Government website www.maharashtra.gov.in (Acts/Rules)

Annexure -A

Accompaniment of -1822/310/CR.23/2023/UD-13, Dated : 11.10.2024

The Regulation No.14.7 - Slum Rehabilitation Scheme For Other Municipal Corporations is proposed to be revised as follows -

Revised Regulation No.14.7

Sr. No.	Existing Provision	Proposed Provision
1	Regulation No. 14.7: Slum rehabilitation scheme for other Municipal Corporations, excluding covered in Regulation No.14.6, shall be as below.	<u>Regulation No. 14.7:</u> <i>Slum rehabilitation scheme for other Municipal Corporations and 8 Municipal Councils (Ambernath, Alibag, Pen, Badlapur, Matheran, Khopoli, Karjat, Palghar) & Boisar Grampanchyat area in MMR Region excluding areas covered in Regulation No.14.6, shall be as below.</i>
2	No Provision	<p>New Provision No 14.7.17. Clubbing: The entire rehabilitation components for resettlement & rehabilitation of slum as <i>applicable of slum as applicable and the corresponding sale components from the additional FSI amongst</i> two or more schemes under this Regulation can be permitted to be interchanged. <i>A developer / developers making an application</i> under this Regulation may club more than one plot belonging to single or multiple owners and offer resettlement & rehabilitation of slum on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot/building/wing as the case may be with tenements being handed over to Planning Authority.</p> <p>The developer shall have to pay premium as an unearned income Equal to 30% of sale value of interchanged BUA of sale component as per ASR.</p> <p>Provided further that, if scheme under this Regulation is Clubbed with Scheme under <i>Regulation No.14.7.8.vii)</i> then the premium as unearned income at the rate of 40% of Sale of interchanged BUA of Sale component as per ASR shall be recovered from the developer.</p> <p>Provided further that, in case of non-viable scheme if CEO (SRA) directs to club compulsorily with other scheme under this Regulation then same shall be allowed by charging premium at the rate of 20% of the ASR.</p>

	<p><i>Such clubbing can be allowed for the schemes falling within the limit of concerned Municipal Corporations, Municipal Councils and GramPanchayat Area.</i></p> <p>Note: The premium amount so collected under rehabilitation scheme under this Regulation shall be kept in the separate account to be utilized as shelter fund for the State of Maharashtra.</p>																		
3	<p>Regulation No.-14.7.16 Provision relating to Permanent Transit Camp Tenements for Slum Rehabilitation Scheme implemented on open plot / non-slum plot. Total FSI on plot area may be allowed to be exceeded upto 4 for construction of Transit Camp tenements for SRA i) The FSI and distribution of additional FSI for the construction of Transit Camp Tenements shall be as shown below</p> <table border="1"><thead><tr><th>Minimum Road Width</th><th>Total Permissible FSI</th><th>Zonal FSI</th><th>Additional FSI</th><th>RSI for transit tenements for SRA of total additional FSI</th><th>% FSI for sale component of total add FSI</th></tr></thead><tbody><tr><td>Below 9.00 m</td><td>Upto 3.00</td><td>1.00</td><td>Upto 2.00</td><td>50%</td><td>50%</td></tr><tr><td>9.00 m and above</td><td>Upto 4.00</td><td>1.00</td><td>Upto 3.00</td><td>50%</td><td>50%</td></tr></tbody></table> <p>Note- No Provision</p> <p>Commercial tenements and same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Government Staff Quarters etc.</p> <p>iv) Provision of Anganwadi, Health Centre / Outpost, Community Hall / Gymnasium/ Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra/Library, Society Office, Balwadi, shall be as per Regulation No. 6.14.4 of this DCR to these transit camps 25% of basic FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.</p>	Minimum Road Width	Total Permissible FSI	Zonal FSI	Additional FSI	RSI for transit tenements for SRA of total additional FSI	% FSI for sale component of total add FSI	Below 9.00 m	Upto 3.00	1.00	Upto 2.00	50%	50%	9.00 m and above	Upto 4.00	1.00	Upto 3.00	50%	50%
Minimum Road Width	Total Permissible FSI	Zonal FSI	Additional FSI	RSI for transit tenements for SRA of total additional FSI	% FSI for sale component of total add FSI														
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<p>vii) Clubbing- The entire rehabilitation components including base FSI may be categorised rental housing and as permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer /developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plot agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot/building /wing as the case may be with permanent transit component being handed over to Authority.</p> <p>The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Authority after deducting cost of construction of sale as well as Authority's component and the cost incurred to various authorities towards statutory payments relating to Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalising unearned income, and this difference shall be calculated as 100% towards premium.</p> <p>Such clubbing can be allowed for the schemes falling within the distance of 5Km.</p> <p>The premium shall be paid to the Authority in two stages 50% at the time IOA and 50% the time of issuing C.C. for the incentive FSI, or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such <u>surrender of built-up area</u></p>	<p>vii) Clubbing- The entire rehabilitation components including base FSI may be categorised as rental housing and permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer/ developers making an application under this regulation may club more than one plot. Belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plot agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building wing as the case may be with permanent transit component being handed over to Authority.</p> <p>The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Authority after deducting cost of construction of sale as well as Authority's component and the cost incurred to various authorities towards statutory payments relating to Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalising unearned income, and this difference shall be calculated as 100% towards premium.</p> <p>Such clubbing can be allowed for the schemes falling within the <i>limit of concerned Municipal Corporations, Municipal Councils and Grampanchayat.</i></p> <p>The premium shall be paid to the Authority in two stages 50% at the time IOA and 50% the time of issuing C.C. for the incentive FSI, or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such surrender of built-up area</p>
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	<p>Note- Out of the total premium amount so collected under rehabilitation scheme under this these Regulations, 2/3 shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the District Office of the Town Planning Department.</p>	<p>Note- Out of the total premium amount so collected under rehabilitation scheme under this these Regulations, 2/3 shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the District Office of the Town Planning Department.</p>
4	<p>Regulation No.-14.7.11.(xi) - Even if the amenity space is reduced to make the project viable a minimum of at least 8% of amenity open space shall be maintained at ground level.</p>	<p>Regulation No.-14.7.11.(xi) : For net plot area admeasuring 4000 sq. mtrs. and above, minimum 8% recreational open space shall be provided to make the Slum Rehabilitation Scheme viable.</p>
5	<p>14.7.11 Relaxation in Building and Other Requirements i)----- ii)----- iii)----- iv)----- v)----- vi)----- vii)----- viii) The distance between any two rehab/composite buildings shall be as follows,</p> <p>a) For building with height up to 40 m. - Min 6m. b) For building with height above 40 m upto to 50 m. - Min. 7.50 m. c) For building with height above 50 m upto 70 m. - Min. 9.00 m. d) For building with height above 70 m.- Min. 12.00 m.</p> <p>The new provision is added in Regulation No.14.7.11 (viii) as follows - <u>The marginal distance from the front side and rear boundaries of the plot shall be maintained as follows-</u></p>	<p>14.7.11 Relaxation in Building and Other Requirements i)----- ii)----- iii)----- iv)----- v)----- vi)----- vii)----- viii) The distance between any two rehab/composite buildings shall be as follows,</p> <p>a) For building with height up to 40 m. - Min 6m. b) For building with height above 40 m upto 50 m.- Min. 7.50 m. c) For building with height above 50 m upto 70 m. - Min. 9.00 m. d) For building with height above 70 m. - Min. 12.00 m.</p> <p>The new provision is added in Regulation No.14.7.11 (viii) as follows - The marginal distance from the front side and rear boundaries of the plot shall be maintained as follows-</p>

	<p>a. <u>If the slum rehabilitation site fronts on one or more roads, every side abutting on such roads shall be treated as front side & marginal distance prescribed below for such front side shall apply. The front marginal distance shall be measured from the proposed road widening line in the plot, if any.</u></p> <p>b. <u>In congested area, the front marginal distance shall be minimum 1.50 m.</u></p> <p>c. <u>In non-congested area the front marginal distance shall be minimum 4.5 m. for purely residential building and 6.00 m. for mixed use buildings.</u></p> <p>d. <u>Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 3.0 m. for height upto 24.00 m. It shall be increased proportionately with increase in height above 24.00 m. but shall not exceed 6.0 m. for height upto 45.00 m. For building height more than 45.00 m. relaxation to the extent of 50% in all marginal distances may be given, subject to minimum 6.0 m.</u></p> <p>e. <u>Front marginal open space for building having height upto 24.00 m. in the rehab component or composite building shall be 4.5 m. & 6.00 m. for buildings having height more than 24.00 m.</u></p> <p>xi) to xviii) -----</p>	<p>a. If the slum rehabilitation site fronts on one or more roads, every side abutting on such roads shall be treated as front side & marginal distance prescribed below for such front side shall apply. The front marginal distance shall be measured from the proposed road widening line in the plot, if any.</p> <p>b. In congested area, the front marginal distance shall be minimum 1.50 m.</p> <p>c. Deleted and refer Regulation No.6.2.1 Table No.6D.</p> <p>d. Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 3.0 m. for height upto 24.00 m. It shall be increased proportionately with increase in height above 24.00 m. but shall not exceed 6.0 m. for height upto 45.00 m. For building height more than 45.00 m. relaxation to the extent of 50% in all marginal distances may be given, subject to minimum 6.0 m.</p> <p>e. Deleted and refer Regulation No.6.2.1 Table No.6</p> <p>xi) to xviii)</p>
6	<p>Regulation No.-14.7.11.(i): Separate kitchen shall not be necessary.</p> <p>Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq.m. provided, the width shall be at least 1.5 m.</p>	<p>14.7.11. (1) Deleted and for Kitchen refer Regulation No.9.3.1.</p>

7	No Provision	<p>New Provision</p> <p>Regulation No.14.7.8.(xix) -</p> <p>To achieve rehabilitation of all Slum dwellers together including those declare eligible at later stage by the competent or Appellate Authority and for speedy implementation of the scheme the Slum Rehabilitation Scheme shall be sanctioned by taking into account all Slum dwellers as per certified slum plan, and Draft Annexure-II. Provided that if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme, then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of rehabilitating on protected occupants before 1 January 2011.</p>
8	<p>Regulation No:- 14.7.77.(xvi):- Relaxation for the free sale component- Relaxation contained in sub Regulation No.(viii) above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Rady Reckoner Rate or 10% of normal premium whichever is more.</p>	<p>Regulation No: 14.7.11.(xvi):-</p> <p>Relaxation for the free sale component- Relaxation contained in sub Regulation No. (ix) above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Ready Reckoner Rate.</p>
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	<p>community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq.m. whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social to infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area. However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 27.88 sq.m. and office for the Co-operative housing society in accordance with these Regulations. CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.</p>	<p>tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq.m. Whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area. However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall, Health Centre(Dispensary) and any one amenity mentioned above, as decided by co-operative housing society of slum dwellers, Health Centre (Dispensary) shall be of size 93.00 sq.m. Balwadi, Welfare Hall and any one amenity mentioned above shall be of size of 27.88 sq.m. and office for the Co-operative housing society in accordance with these Regulations. CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.</p>
10	No Provisions	<p>New Provision :-No. 14.7.18 Fire Protection Requirements</p> <p>For proposal under this regulations</p> <p>a) In case of rehabilitation/composite buildings having height more than 25 m up to 70 m, at least one side other than road side, shall have clear open space of 6 m. at ground level, accessible from road side.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.</p> <p>Provided if the building abuts on two roads having width of 6.0 m, the clear space of 9m shall be available including abutting Road in front of the building and the 6m roads shall be connected to the road of having width of at least 9m.</p>

	<p>b) In case of rehabilitation/composite buildings having height more than 70 m, at least one side other than road side, shall have clear open space of 9 m at ground level, accessible from road side.</p> <p>In the above mentioned cases, NOC from the Fire Department is necessary.</p>
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By order and in the name of the Governor of Maharashtra,

DR. PRATIBHA BHADANE,
Joint Secretary to Government.